

Barrio Logan

Public Facilities Financing Plan



June 2007



THE CITY OF SAN DIEGO

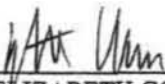
City Planning & Community Investment Department
Facilities Financing

RESOLUTION NUMBER R- 302783
DATE OF FINAL PASSAGE JUNE 29 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE BARRIO LOGAN
PUBLIC FACILITIES FINANCING PLAN,
RESCINDING THE EXISTING DEVELOPMENT
IMPACT FEES FOR THE BARRIO LOGAN
COMMUNITY AND ESTABLISHING NEW
DEVELOPMENT IMPACT FEES FOR ALL PROPERTY
WITHIN THE BARRIO LOGAN COMMUNITY.

BE IT FURTHER RESOLVED that any judicial action or proceeding to attack, review,
set aside, void or annul this resolution shall be brought within 120 days.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
ELIZABETH COLEMAN
Deputy City Attorney

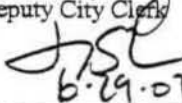
EC:mm
05/21/07
Or.Dept: City Planning & Comm. Invest. Dept.
R-2007-1103
MMS#4813

I hereby certify that the foregoing Resolution was passed by the Council of the City of San
Diego, at this meeting of JUN 26 2007.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 6-29-07
(date)


6-29-07
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

Mayor

Jerry Sanders

City Council

Scott Peters, Council President, District 1
Kevin Faulconer, Council District 2
Toni Atkins, Council District 3
Tony Young, Council President Pro Tem, District 4
Brian Maienschein, Council District 5
Donna Frye, Council District 6
Jim Madaffer, Council District 7
Ben Hueso, Council District 8

City Attorney's Office

Michael Aguirre, City Attorney
Elizabeth Coleman, Deputy City Attorney

Planning Department

William Anderson, FAICP, Director of City Planning & Community Investment
Charlene M. Gabriel, Facilities Financing Manager
Pam Bernasconi, Supervising Project Manager
Vicki Burgess, Project Manager
Gloria Hensley, Principal Engineering Aide

Barrio Logan Community Planning Group

At the time of this update, no planning group has formed for the Barrio Logan community.

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BARRIO LOGAN



COMMUNITY BOUNDARY

Barrio Logan Summary

General

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego recommends division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is primarily undeveloped.

The Barrio Logan community planning area is an Urbanized area. This document is the first Public Facilities Financing Plan which sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities, and fire stations. Other public needs such as police facilities, public work yards, landfills, the Central Library, Balboa Park preservation and improvement, etc., concern a broader area than the Barrio Logan community or even multiple communities. Accordingly, they will be analyzed with separate financing strategies.

This plan supersedes the previously approved Community Facilities Summary List. The facilities listed in this Financing Plan will be needed over the next approximately twenty three years when full community development is estimated. The Barrio Logan Community Plan is a guide for future development within the community and serves to determine public facility needs. The City Council has previously adopted a Development Impact Fee to help mitigate the cost of the public facilities necessitated by development in the community. The Development Impact Fees were adopted on October 17, 1987, by Resolution #R-269470. This document provides the basis for a revision of the impact fees for the Barrio Logan Community.

Development Forecast and Analysis

The Barrio Logan Community Plan is a comprehensive policy guide for the physical development of the community. The Barrio Logan Community is generally bound on the north by the communities of Southeastern San Diego and Centre City, on the east by Southeastern San Diego, on the south by National City, and on the west by the San Diego Bay.

The Barrio Logan Community, totaling approximately 553 acres, has developed in accordance with the Barrio Logan Community Plan, adopted in November 1978. Currently, the Barrio Logan community contains approximately 547 single family detached units and 504 multiple family dwelling units, with a total population of 3,776.

An analysis of present and projected development and using the community plan as a guide indicates that by the year 2030, approximately 413 additional residential dwelling units will be constructed.

Periodic Revision

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily be limited to, City Council approved (amendments) to the Community Plan. This fee schedule may be updated annually to reflect construction cost and inflationary increases.

Existing Public Facilities and Future Needs

Transportation

The Barrio Logan community is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process, to support the needs of current and future development.

Transportation improvements in Barrio Logan are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF), grants and other funding sources yet to be determined.

The most current information available from SANDAG's Traffic Model indicates that the average daily trips (ADTs) generated in the community in the year 2000 was approximately 39,000, with an additional 12,000 ADTs projected by the year 2030. The total of 51,000 ADTs in the year 2030 is used in determining the transportation component of the DIF for Barrio Logan (please refer to pages 9-10 for additional fee calculation information). The DIF fees collected generate only that portion of the total transportation costs from new development, approximately 24%, as no impact fees will be collected from existing development. New development will not be required to contribute to the existing transportation system. Other funding sources will need to be identified for the remaining 76% of transportation needs.

Park and Recreation

The City's Progress Guide and General Plan recommends 2.8 acres of parkland for every 1,000 residents, consisting of neighborhood and community parks. For every 3,500 to 5,000 residents, a minimum 10.0 acre neighborhood park should be located within a ½ mile service radius; unless it is located adjacent to an elementary school where joint-use is possible and anticipated, the acreage may be reduced to 5.0 acres. For every 18,000 to 25,000 residents, a minimum 20.0 acre community park and recreation center should be located within a 1 ½ mile

service radius; unless it is located adjacent to an elementary or middle school where joint-use is anticipated and feasible, the acreage may be reduced by 5.0 acres or 7.0 acres, respectively. And, for every 50,000 residents, a community swimming pool is recommended within 1 ½ to 2 miles service radius.

The Barrio Logan community is currently served by two neighborhood parks, Chicano Park and Cesar E. Chavez Park. Based on the City of San Diego Progress Guide and General Plan guidelines for population-based park acreage, with a current population of 3,776, additional park acreage is needed.

The current Barrio Logan community population warrants approximately 10.57 population-based park acres based on the General Plan guidelines. Based on the SANDAG 2030 population forecast, a total of approximately 14.67 acres of population-based park land is recommended at full community development. The recommended park acreage at full community development is calculated as follows:

$$\begin{aligned} 1,464 \text{ total units} \times 3.577 \text{ persons per household} &= 5,238 \text{ persons} \\ 5,238 \text{ persons} \times 2.8 \text{ acres/1,000 persons} &= 14.67 \text{ acres} \end{aligned}$$

The entire park acreage and projected population is used in determining the park component of the DIF for Barrio Logan. The fees collected from new development generates only that portion of the amount needed for new development since no impact fees can be collected from existing development. Proposed parks are further described in Table 1 with more details provided beginning on page 21.

Library

The Barrio Logan community is served by the Logan Heights Branch Library which is located outside of the community at 811 S. 28th Street in the community of Southeastern San Diego.

Fire Protection

Fire protection for the Barrio Logan community is provided by Station No. 7, located at 944 Cesar Chavez Pkwy., this station has 3,645 existing square feet.

Police Protection

The Barrio Logan community is served by the San Diego Police Department's Central Division, located at 2501 Imperial Ave., in addition the area is served by the Store Front located at 446 26th St. Suite 102.

Summary of Public Facilities Needs

Figure 2 illustrates general locations for the Barrio Logan community projects. Table 1 summarizes the facility needs of the Barrio Logan community. Table 1 reflects both long range needs and those reflected in the current Council adopted Capital Improvement's Program (CIP). These projects are more fully described on pages 15 to 26.

The projects listed in Table 1 are subject to revisions in conjunction with Council adoption of the annual Capital Improvement's Program budget. Depending on priorities and availability of resources, substantial changes to these projects are possible from year to year.

Barrio Logan – Public Facilities Financing Plan

Financing Strategy

The City of San Diego has a variety of potential funding sources for financing public facilities which will be provided in part by developers as part of the subdivision process. Potential other methods for financing public facilities are listed below:

- A. DEVELOPMENT IMPACT FEES (DIF)
- B. TRANSNET, GAS TAX
- C. ASSESSMENT DISTRICTS
- D. LANDSCAPING AND LIGHTING ACTS
- E. GENERAL OBLIGATION BOND ISSUES
- F. CERTIFICATES OF PARTICIPATION (COP)
- G. LEASE REVENUE BONDS
- H. BUSINESS LICENSE TAX REVENUE*
- I. CAPITAL OUTLAY (LEASE REVENUE)
- J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
- K. FRANCHISE FEE REVENUE*
- L. LOCAL TRANSPORTATION FUND
- M. MOTOR VEHICLE LICENSE FEE (MVLF) REVENUE*
- N. PARKING VIOLATION REVENUE*

- O. PARKING METER REVENUE*
- P. PARK SERVICE DISTRICT FEES (PSD)
- Q. PROPERTY TAX REVENUE*
- R. TRANSIENT OCCUPANCY TAX (TOT)*
- S. ANNUAL ALLOCATIONS
- T. PRIVATE CONTRIBUTIONS
- U. UTILITY USERS TAX
- V. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION
- W. SPECIAL TAXES FOR PUBLIC LIBRARIES
- X. PARK AND PLAYGROUND ACT OF 1909
- Y. GRANTS

*These funds are currently allocated for general City operations, but may be used for capital improvements.

- A. **DEVELOPMENT IMPACT FEES (DIF)** - Development Impact Fees are a method whereby the impact of new development upon the infrastructure is assessed, and a fee system developed and imposed on developers to mitigate the impact of new development. Impact Fees cannot be used for existing development's share. Impact fees are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing account and can only be used for identified facilities serving the community in which they were collected. As sufficient funds are collected, the City proceeds with a construction program. Use of impact fees is one of the financing methods recommended for Barrio Logan.
- B. **TRANSNET, GAS TAX**, and other programs such as a state-local partnership program may provide funds for community transportation projects. These funds will be allocated annually and may be used to fund a portion of the long-range capital need for future transportation improvements in Barrio Logan.
- C. **ASSESSMENT DISTRICTS** - Special assessment financing, using 1913/1915 Assessment Acts or a Mello-Roos District could be used as a supplementary or alternative method of financing some facilities. A Mello-Roos District requires a 2/3 approval vote for passage. Other assessment districts generally require the support of the majority of the community. If an assessment is subject to Proposition 218, it would require a 2/3 voter approval for passage.
- D. **LANDSCAPING AND LIGHTING ACTS** - Funds may be used for parks, recreation, open space, installation/construction of planting and landscaping, street lighting facilities, and maintenance. These ballot measures require 2/3 voter approval for passage.

- E. **GENERAL OBLIGATION BOND ISSUES** - Cities, counties and school districts may issue these bonds to finance land acquisition and capital improvements. The bonds are repaid with the revenues from increased property taxes. Bond issuance require 2/3 voter approval for passage.
- F. **CERTIFICATES OF PARTICIPATION (COP)** - These funds may only be used for land acquisition and capital improvements. City Council approval is required and a funding source for debt service must be identified.
- G. **LEASE REVENUE BONDS** - These funds may only be used for capital improvements. City Council approval is required.
- H. **BUSINESS LICENSE TAX REVENUE** - These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.
- I. **CAPITAL OUTLAY (LEASE REVENUE)** - These funds are to be used for capital improvements. City Council approval is required.
- J. **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)** - This is a Federal grant that is applied for annually. Applications are reviewed annually City Council and HUD approval are required.
- K. **FRANCHISE FEE REVENUE** - The City collects franchise funds from San Diego Gas and Electric and cable companies for use of City right-of-way. These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.
- L. **LOCAL TRANSPORTATION FUND** - These funds are applied for and may only be used for bikeway projects. City Council and Federal approval are required.
- M. **MOTOR VEHICLE LICENSE FEE (MVLF) REVENUE** - The State allocates a portion of vehicle license fee revenue to local governments. These funds are currently allocated for general City operations but may be used for capital projects. City Council approval is required.
- N. **PARKING VIOLATION REVENUE** - These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.

- O. **PARKING METER REVENUE** - These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.
- P. **PARK SERVICE DISTRICT FEE (PSD)** - This fee is charged at the subdivision level and can only be used for parks and park improvements. City Council approval is required.
- Q. **PROPERTY TAX REVENUE** - Property owners are taxed one percent of the assessed value of the property. The City receives approximately 17 percent of the one percent. These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.
- R. **TRANSIENT OCCUPANCY TAX (TOT)** - The City's hotel tax is 10.5 percent and is currently allocated to eligible (tourist related) organizations that request funding annually and to tourist related City activities. TOT may be used for capital improvements. City Council approval is required.
- S. **ANNUAL ALLOCATIONS** - In the years prior to the passage of Proposition 13 the City was able to respond to community facility needs by using a portion of sales tax revenue to support the Capital Improvements Program. This has not been possible for some time. However, if other revenues are increased, annual allocations could again be used to fund some capital facilities. This is a recommended method of funding some park and recreation facilities and transportation improvements. City Council approval is required.
- T. **PRIVATE CONTRIBUTIONS** - Any private donations received by the City may be used for capital improvements. City Council approval is required.

Potential methods for financing public facilities are described below:

- U. **UTILITY USERS TAX** - These funds may be used for any general City operation or capital improvement. These require 2/3 voter approval for passage.
- V. **SPECIAL TAXES FOR FIRE AND POLICE PROTECTION** - These funds may only be used for fire and police activities. These require 2/3 voter approval for passage.

- W. **SPECIAL TAXES FOR PUBLIC LIBRARIES** - These funds may only be used for libraries and library improvements. These require 2/3 voter approval for passage.
- X. **PARK AND PLAYGROUND ACT OF 1909** - These funds may be used for parks, urban open-space land, playground, and library facilities. These require 2/3 voter approval for passage.
- Y. **GRANTS** - Grants are available and applied for from the Federal government, state and other agencies.

General Assumptions and Conditions

In connection with the application of the following methods of financing, these general assumptions and conditions would apply:

1. Developers will be required to provide facilities normally provided within the subdivision process as a condition of subdivision approval, including but not limited to traffic signals.
2. Abutting property owners are responsible for frontage improvements such as sidewalks, curbs and gutters.
3. The DEVELOPMENT IMPACT FEE will be paid by the developer at the time of building permit issuance.
4. DEVELOPMENT IMPACT FEE funds collected will be placed in a separate interest bearing fund with interest earnings accumulated for use in the community planning area for identified facilities.

Development Impact Fee Determination

Background

In late 1987, staff developed and recommended impact fees for 28 urbanized communities. The City Council adopted the recommended fees, including those for the Barrio Logan community planning area, to mitigate the impact of new development on public facilities. All undeveloped and underdeveloped parcels are subject to Development Impact Fees. Monies collected are placed in City interest-accruing funds to be used only for capital improvements serving the Barrio Logan Community.

The Barrio Logan Community Plan area is almost fully developed. As such, impact fees will provide only a small portion of the financing needed for the facilities. The majority of the required public improvements will have to be provided through special funding mechanisms other than DIF.

Distribution of Project Costs and Fee Determination

Development Impact Fees are based on the extent or degree to which each type of development generates a demand for, or receives benefit from, the various existing public facilities. For example, all development generates vehicular traffic and thus, on an equitable basis, should share in the cost of transportation projects.

Development Impact Fees were determined for the various categories of public facilities needed at full community development. The impact fee base includes all project needs except those identified as subdivider funded. The fees also include an 8% charge to cover City administrative costs.

Transportation

There is a clear relationship between the use of transportation facilities and the generation of vehicular trips based upon land use. In the report “San Diego Traffic Generators,” authored by CALTRANS and SANDAG, the traffic generated by various classes of use is detailed. This report summarizes data collected at major regional traffic generators as well as neighborhood and local traffic generators in the San Diego area. Traffic counts taken at each facility are related to various characteristics of the facility such as size, type of use, number of employees, floor area, parking spaces, or number of persons. For impact fee purposes, multi-family residential development is assumed for Barrio Logan (and all other urbanized communities). The residential portion of the impact fee reflects an average daily trip factor (ADT) of seven (7) as a basis for determining the impact fee. A considerable range has been found for traffic generation in

non-residential developments depending on the character and use of the property. Non-residential land uses typically generate between 100 to 900 average daily trips per acre. For non-residential development in the Barrio Logan Community, average daily trips were used.

Transportation projects are estimated after the scope of work is determined to be consistent with the Community Plan. The project improvements are laid out to design standards and material quantities are determined; for example the length of curbs and gutters, square footage of retaining walls and sidewalks, etc. Unit prices are then applied to the quantities, which are guided by the median prices received on current City of San Diego construction bid documents. Please refer to Appendix A for more detail. Additional costs are applied for contingencies (25%), mobilization (2%), engineering and administration (35-50%), right-of-way, bonds and environmental work.

Using the approved land use intensity and trip generation rates, the total number of trips forecasted for Year 2030 is estimated to be 51,000. An analysis of the DIF eligible street improvements required at full community development (estimated costs in FY 2007 dollars) totaling \$14,247,200 indicates that cost per average daily trip for transportation facilities, including 8% administrative costs, is \$302 per trip and \$2,114 per dwelling unit. The fee per dwelling unit is calculated using the average daily trip rate factor of seven. These amounts will be paid by all future development.

Park and Recreation

Park and Recreation needs are based on population derived from the number of dwelling units in the community. The Park and Recreation Department has identified projects needed in the Barrio Logan area at full community development. These are shown in Table 1 and in detail on pages 21 thru 24. For this financing plan, park estimates are based on approximately \$400,000 per acre for design and construction which is derived from recently received competitive bids for other typical population-based park development projects, \$1,500,000 per acre for land acquisition, \$350 per square foot for a recreation center, and \$4,000,000 for a swimming pool complex.

Allocating total park and recreation facility costs of \$9,753,000 to the residential development at full community development of 1,464 units, results in an impact fee, including 8% administrative costs, of \$7,195 per unit.

Library

Library needs are based on population which is derived from the number of dwelling units estimated at full community development. Therefore, only residential development is charged a development impact fee for libraries.

The Logan Heights Library will be replaced with a new 25,000 square foot branch, at a total cost of \$8,399,000, 93% of the cost will be paid by Southeastern San Diego, and 7% of the cost will be paid by the Barrio Logan Community. Allocating total library requirements only to residential property results in a library impact fee of \$434 per dwelling unit. This was calculated by dividing total library requirements of \$587,930 which equals 7% of the total cost of the project by 1,464 the number of residential dwelling units at full community development, including 8% administrative costs.

Fire Facilities

The Fire Station portion of the impact fee relates to the cost of providing fire facilities to adequately provide fire protection services to both residential and non-residential development within the community. Residential impact fees are based on an average cost per dwelling unit. The average cost per 1,000 square-feet of gross building area is used to determine fees for non-residential development.

The Fire Department has identified one fire station serving the Barrio Logan Community which needs improvements. Using the total amount of development, both residential and non-residential (approximately 13,835,040 square-feet), and Barrio Logan's share of the cost for the needed fire facility \$5,850,000, the resulting impact fee is \$457 per residential dwelling unit and \$457 per thousand square feet of non-residential development. This was calculated by dividing total fire requirements for Barrio Logan of \$5,850,000 by 13,835 including 8% for administrative costs.

Development Impact Fee Schedule

The resulting impact fees for the Barrio Logan community planning area are as follows:

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1000 sq. ft. of Gross Building Area (GBA)
\$2,114	\$7,195	\$434	\$457	\$10,200	\$302	\$457

Project Funding Sources

The project schedule and financing table on each project page uses a coding system to identify funding and revenue sources. This table provides a brief description of each source.

<u>REVENUE SOURCE</u>	<u>REVENUE SOURCE TITLE</u>
BENJ	Benjamin Trust Fund
CAPOTH	Capital Outlay Fund/Other
CAPOUT	Capital Outlay Fund/Sales Tax
CDBG	Community Development Block Grant
CITYGF	City General Fund
CMAQ	Congestion Mitigation Air Quality
CMPR	TransNet Commercial Paper
CRA	Contribution to Redevelopment Agency
DEV	Funded by Developer
DIF	Barrio Logan Development Impact Fees
HBRR NS	Highway Bridge Replacement and Repair Fund
LTF 03	Local Transportation Fund-SANDAG
MTDB	Metropolitan Transit Development Board
OCITY LB	TOT Interim Funding for Library System
P/P	Public/Private Partnership
PABIKE	Proposition A Bike Ways
PRIV	Private Donations
PRKFEE	Park Fees
STATE	State Funding
STPCC	Surface Transportation Program
TRANS	TransNet Fund
TNBOND	TransNet Bonds
UNIDEN	Unidentified Funding

FIGURE 2

BARRIO LOGAN

CAPITAL IMPROVEMENTS PROGRAM

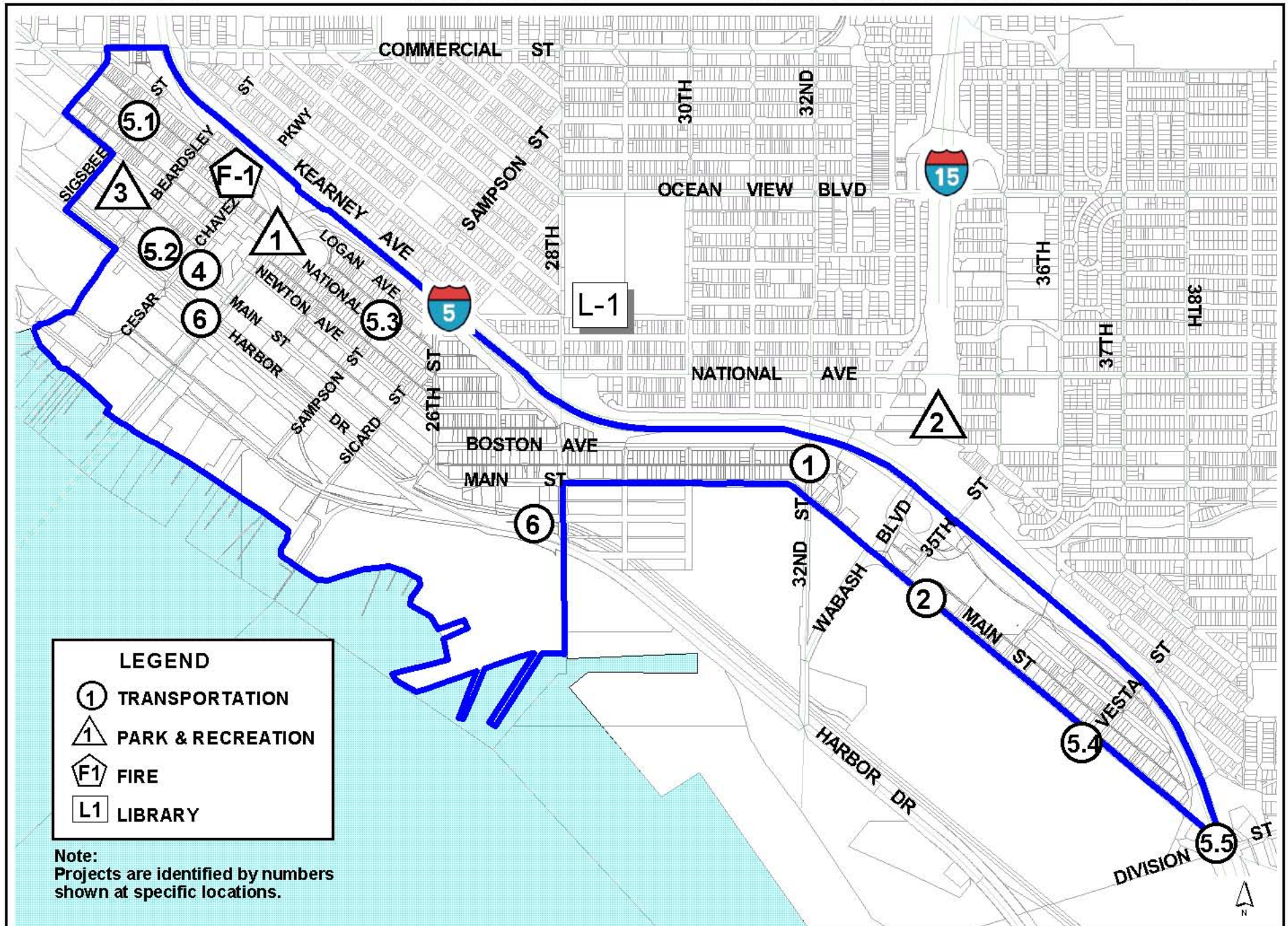


TABLE 1
BARRIO LOGAN - FACILITIES SUMMARY
FISCAL YEAR 2007

PROJECT NO.	PROJECT DESCRIPTION	PAGE NO	ESTIMATED COST	BASIS FOR D.I.F.	IDENTIFIED FUNDING	FUNDING SOURCE(S)	POTENTIAL FUNDING SOURCES
<u>TRANSPORTATION PROJECTS</u>							
T1	32ND St from Main St to Chollas Creek Bridge	15	\$4,788,000	\$4,788,000	\$0	TRANS, FEDGR, S/L	A,B,D-K,M-O,Q,S,U,Y
T2	Main St from I-15 Ramps to Southbound I-5 Off Ramp	16	\$2,280,000	\$2,280,000	\$0		A,B,D-K,M-O,Q,S,U,Y
T3	Architectural Barrier Removal	17	\$205,200	\$205,200	\$0		A,B,D-K,M-O,Q,S,U,Y
T4	Crosby St Improvements (Cesar Chavez Pky)	18	\$5,440,000	\$5,440,000	\$5,440,000		COMPLETE
T5	Traffic Signals	19	\$160,000	\$160,000	\$0		A,B,D-K,M-O,Q,S,U,Y
T6	Bayshore Bikeway Plan	20	\$7,283,000	\$1,374,000	\$0		A,B,D-K,M-O,Q,S,U,Y
TOTAL-TRANSPORTATION PROJECTS			\$20,156,200	\$14,247,200	\$5,440,000		
<u>PARK AND RECREATION PROJECTS</u>							
P1	Chicano Park Expansion	21	\$4,100,000	\$4,100,000	\$0		A,C,D-K,M-S,T,U,X,Y
P2	Chollas Creek Linear Park	22	\$1,080,000	\$1,080,000	\$0		A,C,D-K,M-S,T,U,X,Y
P3	Barrio Logan Neighborhood Park--Acquisition and Development	23	\$3,895,000	\$3,895,000	\$0		A,C,D-K,M-S,T,U,X,Y
P4	Perkins Elementary School--Joint Use Improvements	24	\$678,000	\$678,000	\$0		A,C,D-K,M-S,T,U,X,Y
TOTAL-PARK AND RECREATION PROJECTS			\$9,753,000	\$9,753,000	\$0		
<u>LIBRARY PROJECT</u>							
L1	Logan Heights Branch Library	25	\$8,399,000	\$587,930	\$150,000	SESD/DIF	A,C,E-K,M-O,Q-U,W-Y
TOTAL-LIBRARY PROJECT			\$8,399,000	\$587,930	\$150,000		
<u>FIRE PROJECT</u>							
F1	Fire Station #7	26	\$7,800,000	\$5,850,000	\$0		A,C,E-K,M-O,Q-U,W-Y
TOTAL-FIRE PROJECT			\$7,800,000	\$5,850,000	\$0		
TOTAL-ALL PROJECTS			\$46,108,200	\$30,438,130	\$5,590,000		

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: 32ND STREET FROM MAIN STREET TO CHOLLAS CREEK BRIDGE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T1

CIP NO.:

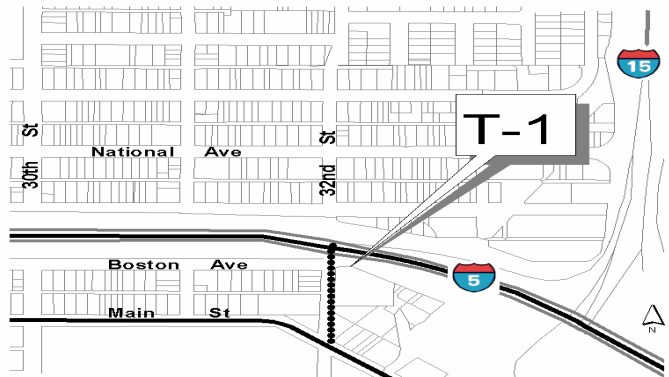
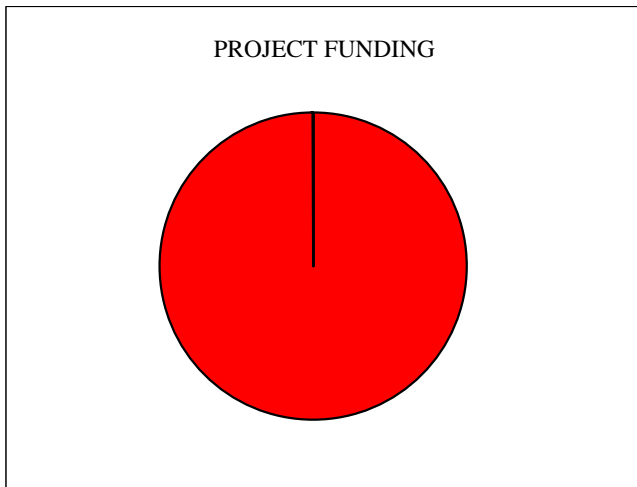
COUNCIL DISTRICT: 8

COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WILL WIDEN THE EXISTING 2 LANE COLLECTOR TO A MODIFIED 4 LANE COLLECTOR WITH NO PARKING AND A CLASS BIKE LANE. BRIDGE WIDENING IS ALSO REQUIRED OVER CHOLLAS CREEK.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE BARRIO LOGAN COMMUNITY PLAN, AND WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: DESIGN, LAND ACQUISITION AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS AVAILABLE.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$4,788,000	UNIDEN								
\$4,788,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: MAIN STREET FROM I-15 RAMPS TO SOUTHBOUND I-5 OFF RAMP

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T2

CIP NO.:

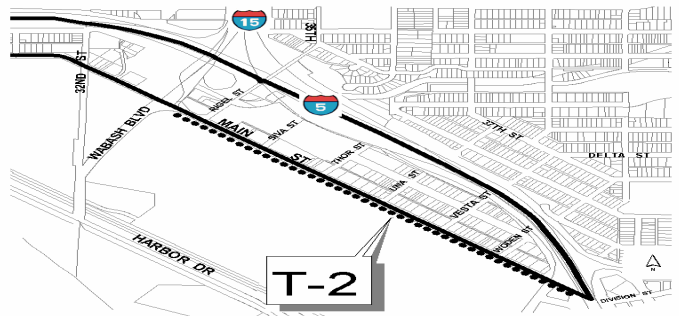
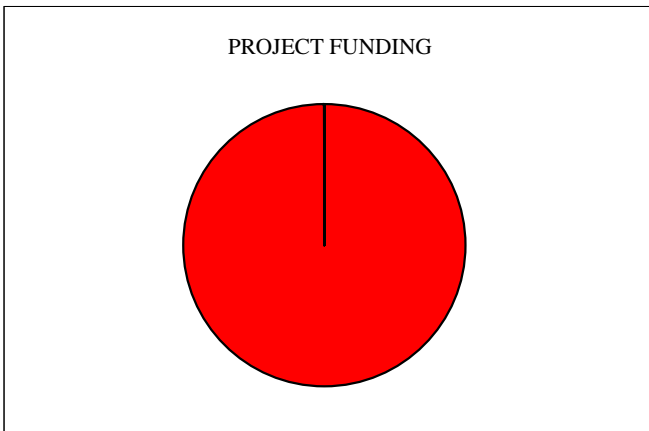
COUNCIL DISTRICT: 8

COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WILL WIDEN MAIN STREET FROM 56 FEET TO 64 FEET CURB TO CURB WITH A CLASS 3 BIKEWAY. PROPERTY ACQUISITION IS NOT REQUIRED.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE BARRIO LOGAN COMMUNITY PLAN AND WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS AVAILABLE.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$2,280,000	UNIDEN								
\$2,280,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **ARCHITECTURAL BARRIER REMOVAL**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

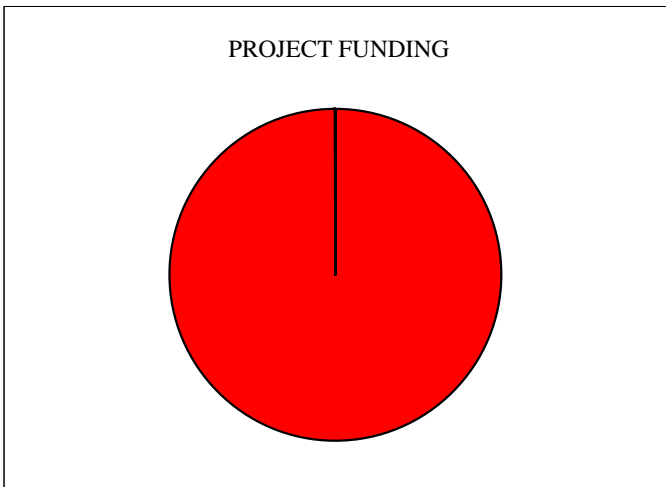
CIP NO.:

PROJECT: T3
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT PROVIDES FOR THE INSTALLATION OF 90 PEDESTRIAN RAMPS AT VARIOUS LOCATIONS THROUGHOUT THE COMMUNITY.

JUSTIFICATION: PERSONS WITH DISABILITIES AND MANY SENIOR CITIZENS FIND THEIR MOBILITY RESTRICTED BY CURBS WHICH ARE DIFFICULT OR IMPOSSIBLE TO NEGOTIATE. THIS PROJECT ELIMINATES THOSE BARRIERS.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$205,200	UNIDEN								
\$205,200	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CESAR CHAVEZ PKWY (CROSBY STREET) IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP NO.: 52-513.0

PROJECT: T4

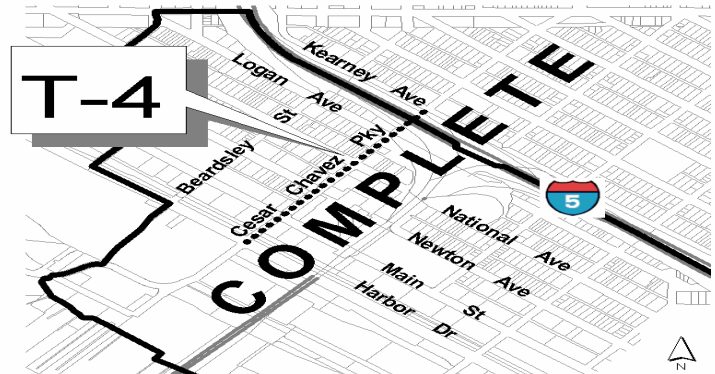
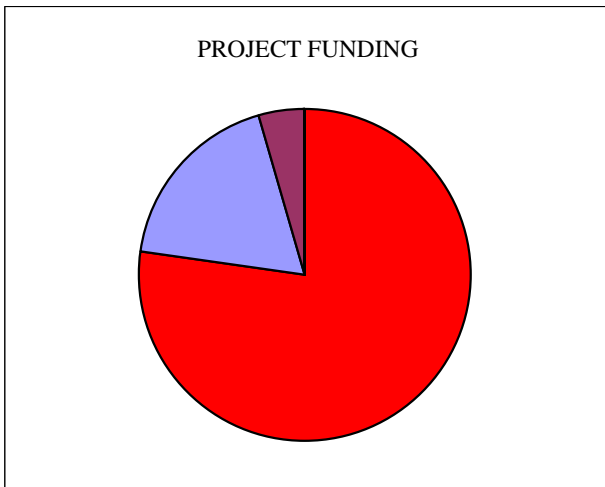
COUNCIL DISTRICT: 8

COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT PROVIDED FOR THE WIDENING OF CROSBY STREET (CESAR CHAVEZ PKY) FROM HARBOR DRIVE TO KEARNEY AVENUE TO A MODIFIED FOUR-LANE MAJOR STREET. THE PROJECT INCLUDED THE OFF-SITE I-5 AND CORONADO BRIDGE RAMP.

JUSTIFICATION: CROSBY STREET (CESAR CHAVEZ PKY) IS CLASSIFIED AS A FOUR-LANE MAJOR STREET IN THE COMMUNITY PLAN. PREVIOUS TRAFFIC VOLUMES WERE BEYOND THE DESIRABLE CAPACITY OF THE EXISTING TWO-LANE FACILITY. A TRAFFIC STUDY REQUIRED THE IMPROVEMENT OF THE STREET TO A MINIMUM OF FOUR-LANES. THIS IMPROVEMENT ENHANCES THE MOVEMENT OF HEAVY TRAFFIC IN THE ADJACENT NEIGHBORHOOD.

SCHEDULE: THIS PROJECT WAS COMPLETED IN 1994. CROSBY STREET IS NOW CALLED CESAR CHAVEZ PKY.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$4,200,000	TRANS	\$4,200,000							
\$1,000,000	FEDGR	\$1,000,000							
\$240,000	S/L	\$240,000							
\$5,440,000	TOTAL	\$5,440,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **TRAFFIC SIGNALS--MODIFICATIONS**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

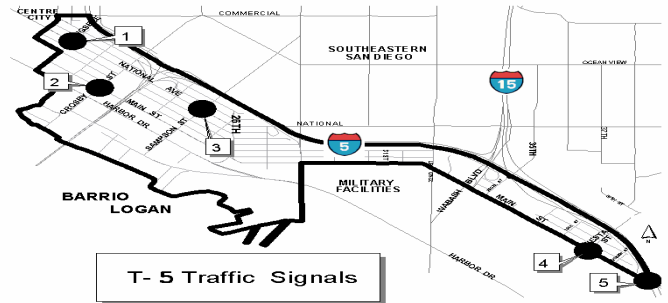
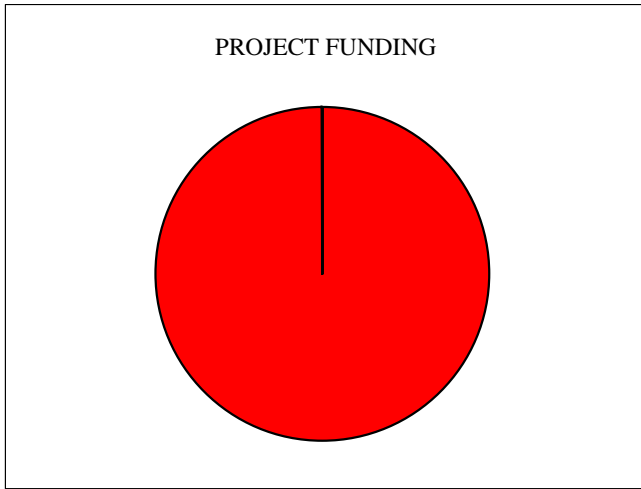
CIP NO.:

PROJECT: T5
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WOULD INSTALL, UPGRADE/IMPROVE TRAFFIC SIGNALS AT MAIN STREET AND DIVISION STREET. OTHER TRAFFIC SIGNAL LOCATIONS MAY BE IDENTIFIED AS NEEDED THROUGHOUT THE COMMUNITY.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE BARRIO LOGAN COMMUNITY PLAN, AND WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$160,000	UNIDEN								
\$160,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: BAYSHORE BIKEWAY PLAN

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

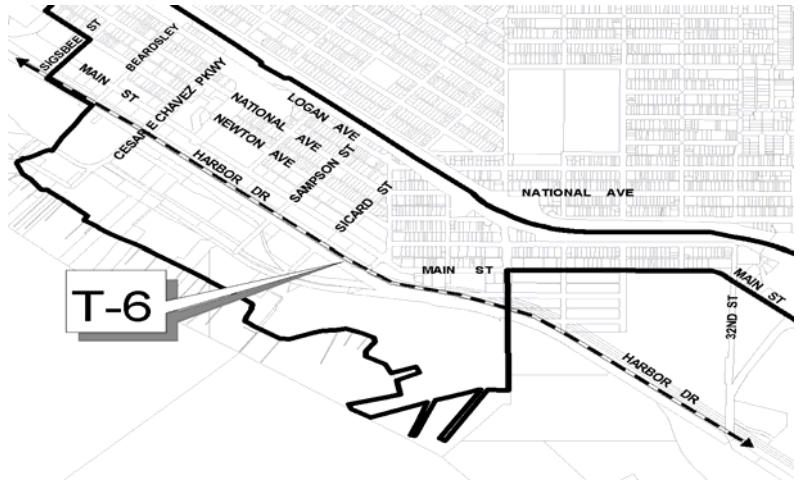
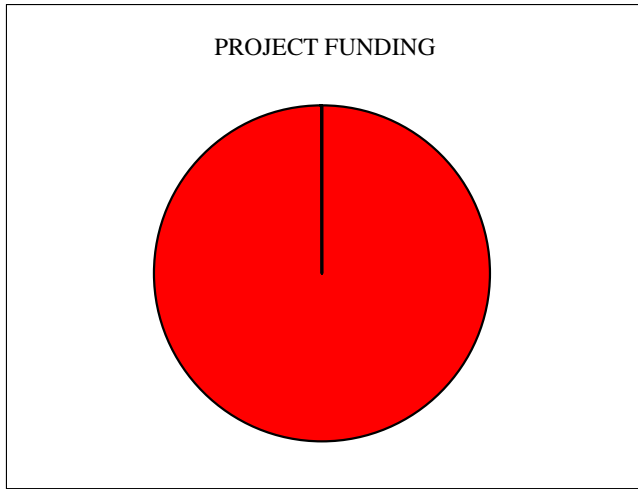
CIP NO.:

PROJECT: T6
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WOULD CREATE A CLASS I BIKE PATH ALONG THE NORTH SIDE OF HARBOR DRIVE FROM THE CONVENTION CENTER TO 32ND STREET, THEN A PATH ON THE WEST SIDE DOWN TO NATIONAL CITY. (32ND ST TO 8TH AVE IN NATIONAL CITY). THE TOTAL PROJECT COST IS \$7,283,000. THE PORTION OF THE BIKE PATH WITHIN THE BOUNDARIES OF THE BARRIO LOGAN COMMUNITY WILL COST \$1,374,000.

JUSTIFICATION: THIS PROJECT WILL SERVE AS A TRAFFIC CONGESTION AND AIR POLLUTION MITIGATION MEASURE BY ENCOURAGING BICYCLE TRANSPORTATION.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$7,283,000	UNIDEN								
\$7,283,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CHICANO PARK EXPANSION

DEPARTMENT: PARK AND RECREATION

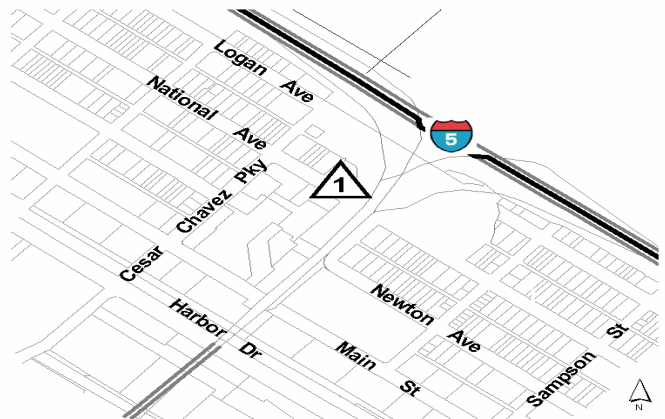
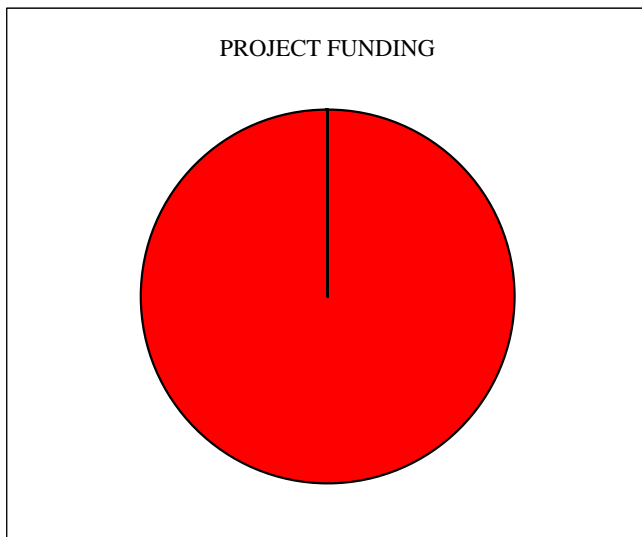
CIP NO.:

PROJECT: P1
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR A 2 ACRE EXPANSION OF THE EXISTING 8 ACRE CHICANO PARK WITHIN THE CURRENT CALTRANS RIGHT-OF-WAY UNDER THE CORONADO BRIDGE, BETWEEN NATIONAL AVENUE AND MAIN STREET. PARK AMENITIES COULD INCLUDE MULTI-PURPOSE TURFED AREAS, CHILDREN'S PLAY AREAS, MULTI-PURPOSE COURTS, PICNIC FACILITIES, WALKWAYS, SECURITY LIGHTING AND LANDSCAPING. PROPOSED ACQUISITION ACREAGE AND LOCATION IS SUBJECT TO CHANGE DEPENDING UPON LAND AVAILABILITY AND COMMUNITY NEEDS AT THE TIME OF PURCHASE.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES, AND CONFORMS TO THE COMMUNITY PLANS RECOMMENDATIONS.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED AS FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$4,100,000	UNIDEN								
\$4,100,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: CHOLLAS CREEK LINEAR PARK

DEPARTMENT: PARK AND RECREATION

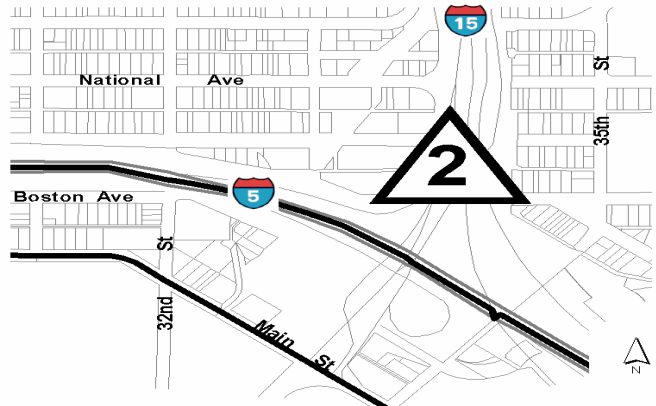
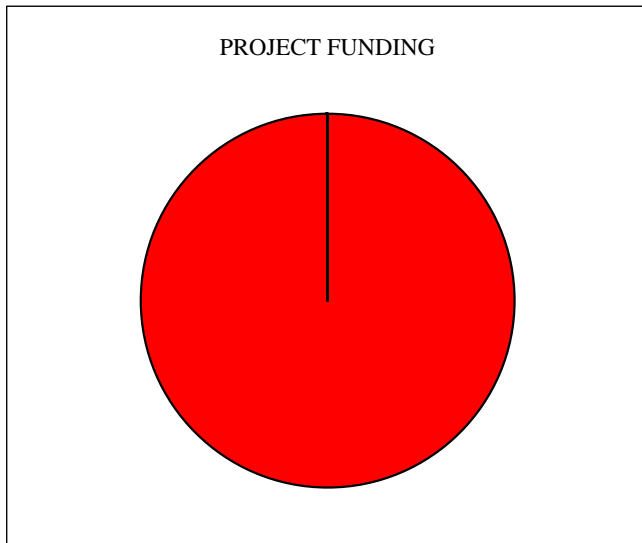
CIP NO.:

PROJECT: P2
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR A STUDY TO DETERMINE THE PROPERTIES TO BE INCORPORATED INTO A LINEAR PARK WHICH CONNECTS THE BARRIO LOGAN/HARBOR 101 COMMUNITY WITH OTHER COMMUNITIES VIA THE CHOLLAS CREEK OPEN SPACE SYSTEM AND OTHER EASEMENTS AND RIGHTS-OF-WAY. PARK AMENITIES COULD INCLUDE PROMENADES AND WALKWAYS, BIKE PATHS, PASSIVE SEATING AREAS, SECURITY LIGHTING AND LANDSCAPING.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES, AND CONFORMS TO THE COMMUNITY PLAN RECOMMENDATIONS.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$1,080,000	UNIDEN								
\$1,080,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **BARRIO LOGAN NEIGHBORHOOD PARK--ACQUISITION AND DEVELOPMENT**

DEPARTMENT: PARK AND RECREATION

PROJECT: P3

CIP NO.:

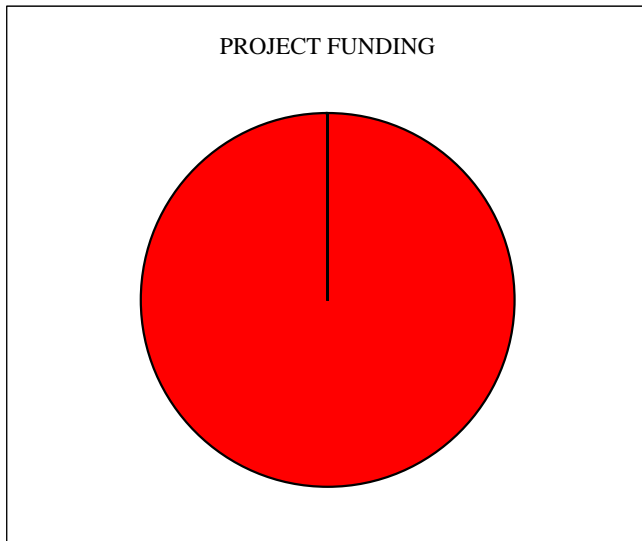
COUNCIL DISTRICT: 8

COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN AND CONSTRUCTION OF APPROXIMATELY 1.9 USABLE ACRES OF PARKLAND, TO BE LOCATED AT ONE OR MORE SITES IN THE FOLLOWING GENERAL AREAS WITHIN THE BARRIO LOGAN COMMUNITY. APPROXIMATELY 1 ACRE ANYWHERE WITHIN THE COMMUNITY NORTHWEST OF I-5 AND THE CORONADO BRIDGE: APPROXIMATELY .9 ACRE ANYWHERE WITHIN THE COMMUNITY SOUTHWEST OF I-5 AND THE CORONADO BRIDGE AND WEST OF 32ND STREET. THE PROPOSED LOCATIONS ARE SUBJECT TO CHANGE DEPENDING ON LAND AVAILABILITY AND COMMUNITY NEEDS.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND CONFORMS TO THE COMMUNITY PLAN RECOMMENDATIONS.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$3,895,000	UNIDEN								
\$3,895,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: PERKINS ELEMENTARY SCHOOL--JOINT USE IMPROVEMENTS

DEPARTMENT: PARK AND RECREATION

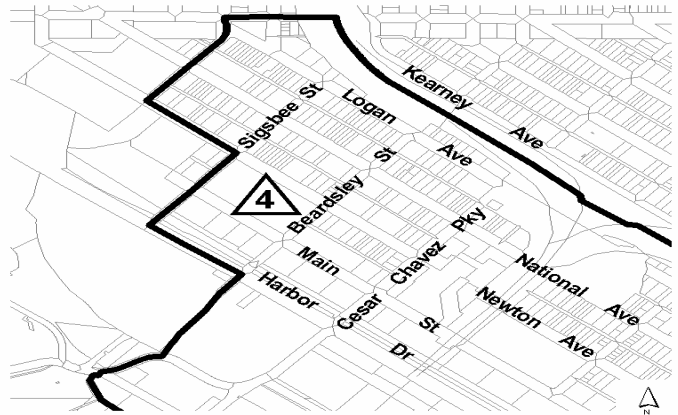
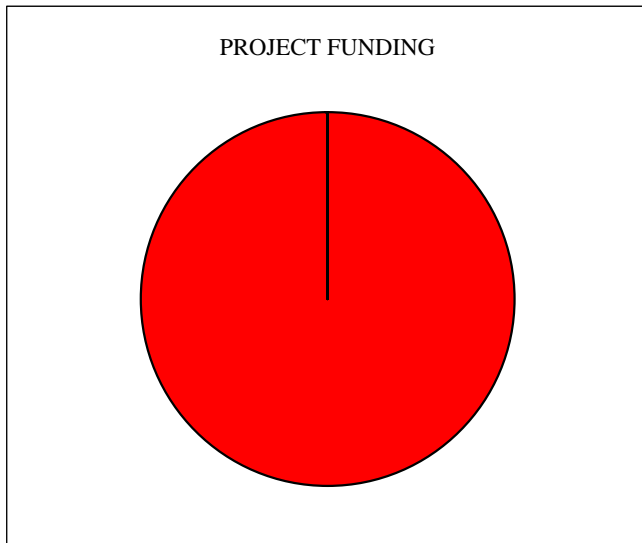
CIP NO.:

PROJECT: P4
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY .66 ACRES AT PERKINS ELEMENTARY SCHOOL FOR A JOINT USE FACILITY TO SUPPLEMENT EXISTING PARK ACREAGE IN THE BARRIO LOGAN COMMUNITY. JOINT USE IMPROVEMENTS COULD INCLUDE ARTIFICIALLY TURFED MULTI-PURPOSE SPORTS FIELDS, MULTI-PURPOSE COURTS, WALKWAYS, LANDSCAPING, AND ADA/ACCESSIBILITY UPGRADES.

JUSTIFICATION: THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE COMMUNITY PLAN RECOMMENDATIONS.

SCHEDULE: THIS PROJECT WILL BE SCHEDULED SUBSEQUENT TO EXECUTION OF A JOINT USE AGREEMENT WITH THE SAN DIEGO UNIFIED SCHOOL DISTRICT, AND AS FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$678,000	UNIDEN								
\$678,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **LOGAN HEIGHTS BRANCH LIBRARY**

DEPARTMENT: LIBRARY

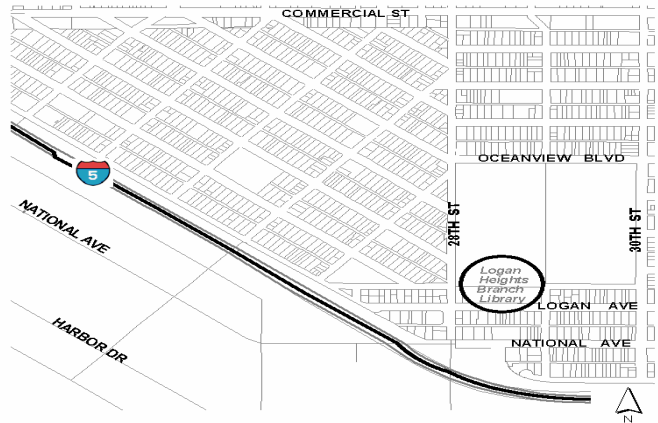
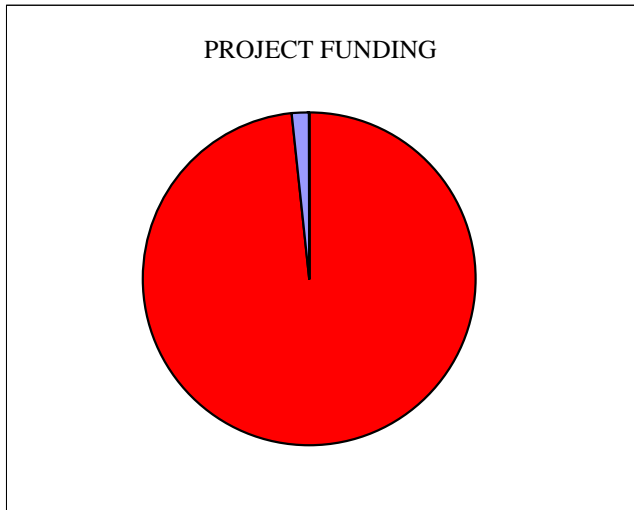
CIP NO.: 35-101.0

PROJECT: L1
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WILL PROVIDE A NEW 25,000 SQUARE FOOT LIBRARY AT 28TH AND OCEAN VIEW BLVD. THIS LIBRARY WILL BE SHARED BY THE RESIDENTS OF SOUTHEASTERN SAN DIEGO'S LOGAN HEIGHTS NEIGHBORHOOD AND THE COMMUNITY OF BARRIO LOGAN. THE COST OF THIS FACILITY WILL BE SPLIT 93% to SEDS, AND 7% to BARRIO LOGAN. THE COST TO BARRIO LOGAN IS \$587,930.

JUSTIFICATION: THE EXISTING FACILITY WAS BUILT IN 1927 AND IS ONLY 3,967 SQUARE FEET IN SIZE. IT IS TOO SMALL TO PROVIDE ADEQUATE LIBRARY SERVICES TO THESE COMMUNITIES AND LACKS A MEETING ROOM FOR COMMUNITY USE.

SCHEDULE: THIS PROJECT IS IN DESIGN, CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$8,249,000	UNIDEN								
\$150,000	SESD/DIF		\$150,000						
\$8,399,000	TOTAL	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: FIRE STATION #7

DEPARTMENT: FIRE

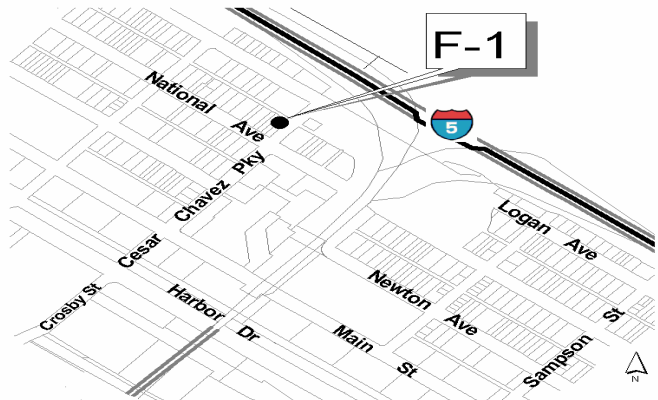
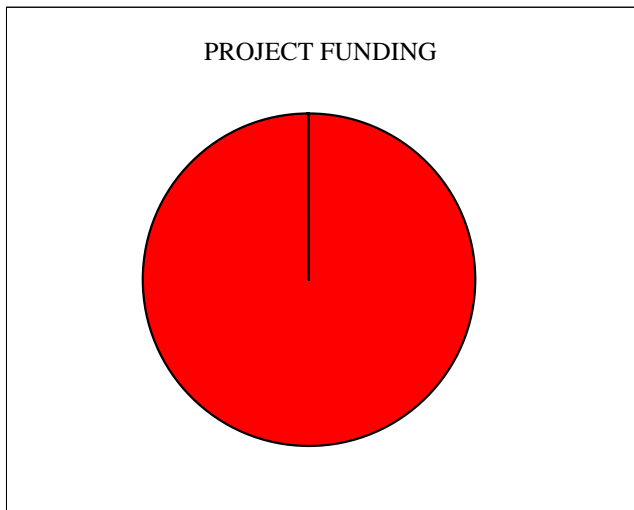
CIP NO.:

PROJECT: F1
COUNCIL DISTRICT: 8
COMMUNITY PLAN: BARRIO LOGAN

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR THE DEMOLITION OF THE EXISTING 3,645 SQUARE FOOT STATION AND THE DESIGN AND CONSTRUCTION OF A NEW 10,000 SQUARE FOOT STATION. THE COMMUNITY NEEDS A LARGER STATION TO ACCOMMODATE THE INCREASE IN POPULATION. THE NEW STATION WOULD INCREASE IN SIZE TO APPROXIMATELY 10,000 SQUARE FEET.

JUSTIFICATION: THE INCREASE IN POPULATION REQUIRES THE CONSTRUCTION OF A LARGER FIRE STATION. THIS STATION WILL RESPOND TO EMERGENCIES IN BARRIO LOGAN AND CENTRE CITY. THESE TWO COMMUNITIES WILL SHARE IN THE COST OF THIS STATION. THE BARRIO LOGAN COMMUNITY WILL PAY 75% OF THE COST (\$5,850,000), AND CENTRE CITY WILL PAY 25% OF THE COST (\$1,950,000).

SCHEDULE: DESIGN AND CONSTRUCTION WILL BEGIN WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
\$7,800,000	UNIDEN								
\$7,800,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

APPENDIX A

Barrio Logan FY 2007 Public Facilities Financing Plan Update Unit Pricing List for Transportation Projects

EARTHWORK :

	<u>UNIT PRICE</u>
Excavation & Export	\$15 - \$60 per Cubic Yard
Excavate & Fill	\$15 - \$35 per Cubic Yard
Import & Fill	\$25 - \$35 per Cubic Yard
Clearing & Grubbing	\$.35 - \$.85 per Square Foot

SURFACE IMPROVEMENTS :

Remove Curb & Gutter	\$5 - \$15 per Linear Foot
Remove Sidewalk	\$1.50 - \$3.50 per Square Foot
Remove Pavement	\$2 - \$10 per Square Foot
AC Overlay 1"-2"	\$.40 - \$.60 per Square Foot
AC Leveling Course	\$120 per Ton
4" AC	\$1 - \$2 per Square Foot
11" - 16" CTB	\$1.50 - \$4 per Square Foot
Curb & Gutter Type G	\$20 - \$30 per Linear Foot
Curb Ramps	\$1,200 - \$2,200 Each
Sidewalk	\$4 - \$6.50 per Square Foot
Driveways	\$7 - \$12 per Square Foot
Median Curb Type B2	\$25 - \$35 per Linear Foot

DRAINAGE :

Drainage	\$100 per Linear Foot
Major Drainage Structure	\$40,000 Each

TRAFFIC :

New Traffic Signal	\$140,000 Each
New Street Light	\$6,000 Each
Relocate Street Light	\$3,000 - \$3,500 Each

LANDSCAPING :

Landscaping	\$7 - \$15 Per Square Foot
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MISCELLANEOUS :

Retaining Wall	\$40 - \$65 Per Square Foot
Guard Rail	\$30 - \$40 Per Linear Foot
Concrete Median Barrier	\$25 - \$35 Per Linear Foot
Great Crash Cushion	\$35,000 - \$40,000 Each

NOTE : Transportation projects not estimated with itemized work will be estimated by length of project in feet. Typical four lane collector - \$1,790 per linear foot.

APPENDIX B

Barrio Logan FY 2008 Public Facilities Financing Plan Update Cost Estimate Breakdown for Park and Recreation Projects.

NORTH PARK ACQUISITION: \$1,500,000 per acre

FACILITIES DESIGN AND CONSTRUCTION:

New Parks	\$400,000 per acre
New Recreation Centers	\$350,000 per square foot
Recreation Center Expansions	\$350,000 per square foot
Comfort Station Upgrade	\$250,000 - \$350,000 each
New Comfort Station	\$500,000 each
Picnic Shelter	\$120,000 - \$165,000 each
New Children's Play Area	\$400,000 - \$500,000 each
ADA Upgrades to Existing Play Areas	\$350,000 - \$450,000 lump sum
ADA Upgrades to Paths of Travel	\$100,000 - \$600,000 lump sum ⁽¹⁾
Security Lighting System	\$165,000 - \$300,000 lump sum ⁽²⁾
Sports Field Lighting	\$350,000 per sports field
Parking Lot Expansion	\$400,000 per ½ acre ⁽³⁾
New Swimming Pool Complex	\$4,000,000 per pool complex ⁽⁴⁾

- (1) Could include pedestrian ramps, comfort station upgrades, or any new amenity that may be required on the path of travel, including access from parking lots or bus stops, such as drinking fountains, benches, etc.
- (2) The lighting system cost will vary per site, depending upon the quantity of lights needed.
- (3) The size and cost of parking lots will vary according to specific site requirements, and should be determined on a case by case basis.
- (4) Swimming pool complexes may include a standard 25 yard swimming pool, and other recreational or therapeutic aquatic facilities.

APPENDIX C

Final 2030 Cities/County Forecast Total Housing Units By City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
32 nd Street Naval Station	0	0	0	0	0
Balboa Park	1	1	1	1	0
Barrio Logan	1,051	1,097	1,171	1,464	413
Black Mountain Ranch	6	1,644	5,391	5,391	5,385
Carmel Mountain Ranch	4,903	4,903	4,903	4,903	0
Carmel Valley	9,897	12,454	12,856	12,856	2,959
Centre City	9,454	18,982	26,067	34,282	24,828
City Heights	23,875	24,745	26,432	29,389	5,514
Clairemont Mesa	32,759	32,861	33,060	33,249	490
College Area	7,368	8,562	9,258	11,350	3,982
Del Mar Mesa	18	642	642	642	624
East Elliott	0	328	370	412	412
Eastern Area	13,667	14,647	15,509	17,044	3,377
Encanto Neighborhoods	13,017	13,365	13,499	13,892	875
Fairbanks Ranch	344	344	344	344	0
Flower Hill Reserve	0	0	0	0	0
Greater Golden Hill	7,369	7,466	7,736	8,488	1,119
Greater North Park	24,640	25,735	28,062	32,755	8,115
Harbor – San Diego Bay	1	1	1	1	0
Kearny Mesa	1,731	3,308	3,318	2,995	1,264
Kensington-Talmadge	6,491	7,005	7,452	8,202	1,711
La Jolla	14,950	15,559	15,639	15,930	980
Linda Vista	11,252	11,377	11,709	13,337	2,085
Lindbergh Field – MCRD	166	169	173	177	11
Los Penasquitos Canyon	0	0	0	0	0
Midway – Pacific Highway Corridor	1,983	1,983	2,037	3,729	1,746
Mira Mesa	24,250	25,147	26,009	31,554	7,304
Miramar MCAS	547	547	2,147	2,147	1,600
Miramar Ranch North	3,113	4,103	4,118	4,173	1,060
Mission Bay	567	34	34	34	-533
Mission Beach	3,619	3,635	3,752	4,184	565
Mission Valley	7,606	10,870	12,355	16,137	8,531
Navajo	20,256	20,785	20,818	20,863	607
Normal Heights	8,000	8,288	8,536	8,932	932
North City FUA Reserve	2	16	16	16	14
North City FUA Sub Area 2	1	70	70	70	69
Ocean Beach	7,967	7,981	7,989	8,073	106
Old San Diego	466	486	491	463	-3
Otay Mesa	481	6,698	12,910	12,922	12,441
Otay-Mesa Nestor	16,996	17,227	17,992	18,424	1,428
Pacific Beach	22,016	22,116	22,583	23,827	1,811
Pacific Highlands Ranch	63	2,249	5,181	5,181	5,118
Peninsula	16,051	16,968	17,149	17,786	1,735
Rancho Bernardo	17,896	17,962	17,986	17,989	93

APPENDIX C

Final 2030 Cities/County Forecast Total Housing Units By City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
Rancho Encantada	11	945	946	946	935
Rancho Penasquitos	15,095	15,200	15,207	15,207	112
Sabre Springs	3,013	4,237	4,303	4,303	1,290
San Pasqual	115	115	115	115	0
San Ysidro	7,187	7,405	8,020	8,494	1,307
Scripps Miramar Ranch	7,010	7,414	7,414	7,414	404
Scripps Reserve	0	0	0	0	0
Serra Mesa	8,321	8,572	8,685	8,685	364
Skyline-Paradise Hills	18,987	19,079	19,158	19,316	329
Southeastern San Diego	14,954	15,313	15,440	16,648	1,694
Tierrasanta	11,069	11,441	11,441	11,441	372
Tijuana River Valley	23	23	23	23	0
Torrey Highlands	2	1,775	2,693	2,693	2,691
Torrey Hills	1,071	2,420	2,420	2,420	1,349
Torrey Pines	3,023	3,044	3,077	3,084	61
University	23,086	26,699	27,087	27,469	4,383
Uptown	21,661	23,731	26,022	32,275	10,614
Via de la Valle	221	223	258	258	37
CITY Total Housing Units	469,689	519,996	558,075	604,399	134,710
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Total number of additional units		50,307	38,079	46,324	
Average number of units per year		5,031	3,808	4,632	

APPENDIX D

Final 2030 Cities/County Forecast Total Population City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
32 nd Street Naval Station	7,139	7,161	7,177	7,208	69
Balboa Park	1,159	1,348	1,507	1,780	621
Barrio Logan	3,636	3,912	4,121	5,238	1,602
Black Mountain Ranch	20	4,467	14,827	15,291	15,271
Carmel Mountain Ranch	12,226	12,515	12,866	13,188	962
Carmel Valley	25,136	32,390	34,197	35,112	9,976
Centre City	17,513	31,103	44,619	59,598	42,085
City Heights	78,843	82,889	90,232	102,053	23,210
Clairemont Mesa	78,310	80,225	83,235	85,801	7,491
College Area	20,404	24,203	27,000	33,597	13,193
Del Mar Mesa	39	1,719	1,761	1,805	1,766
East Elliott	0	881	1,019	1,161	1,161
Eastern Area	36,331	39,725	43,169	48,447	12,116
Encanto Neighborhoods	47,285	49,025	50,468	52,848	5,563
Fairbanks Ranch	859	784	756	820	-39
Flower Hill Reserve	0	0	0	0	0
Greater Golden Hill	17,989	18,707	19,898	22,429	4,440
Greater North Park	46,631	49,978	56,418	67,812	21,181
Harbor – San Diego Bay	63	66	66	68	5
Kearny Mesa	3,631	6,890	7,136	6,708	3,077
Kensington-Talmadge	14,055	15,561	17,074	19,347	5,292
La Jolla	29,069	31,050	32,111	34,189	5,120
Linda Vista	31,681	32,843	34,757	40,388	8,707
Lindbergh Field – MCRD	4,531	4,558	4,576	4,593	62
Los Penasquitos Canyon	0	0	0	0	0
Midway – Pacific Highway Corridor	4,660	4,869	5,212	9,285	4,625
Mira Mesa	72,005	75,903	80,455	99,276	27,271
Miramar MCAS	6,470	6,493	10,879	11,046	4,576
Miramar Ranch North	8,295	11,133	11,491	11,879	3,584
Mission Bay	861	84	79	86	-775
Mission Beach	5,196	5,876	6,544	7,627	2,431
Mission Valley	12,017	17,952	21,121	28,479	16,462
Navajo	47,335	49,680	51,355	52,740	5,405
Normal Heights	17,165	18,247	19,369	20,877	3,712
North City FUA Reserve	63	100	100	120	57
North City FUA Sub Area 2	3	168	174	178	175
Ocean Beach	13,656	14,154	14,711	15,321	1,665
Old San Diego	752	868	912	884	132
Otay Mesa	1,740	24,685	48,316	49,282	47,542
Otay-Mesa Nestor	61,426	63,009	67,016	69,774	8,348
Pacific Beach	40,300	41,662	43,970	48,055	7,755

APPENDIX D

Final 2030 Cities/County Forecast Total Population City of San Diego Planning Area

Planning Area	2000	2010	2020	2030	Change 2000-2030
Pacific Highlands Ranch	253	6,279	14,572	14,892	14,639
Peninsula	37,159	40,663	42,477	45,525	8,366
Rancho Bernardo	39,571	40,663	41,976	43,299	3,728
Rancho Encantada	35	2,544	2,616	2,676	2,641
Rancho Penasquitos	47,588	48,543	49,757	50,655	3,067
Sabre Springs	8,281	11,808	12,303	12,552	4,271
San Pasqual	377	388	406	406	29
San Ysidro	26,953	28,123	30,987	33,422	6,469
Scripps Miramar Ranch	19,715	21,196	21,793	22,255	2,540
Scripps Reserve	0	0	0	0	0
Serra Mesa	22,870	24,152	25,218	25,971	3,101
Skyline-Paradise Hills	69,228	70,449	72,251	73,963	4,735
Southeastern San Diego	57,571	59,666	61,020	67,161	9,590
Tierrasanta	30,430	31,989	32,746	33,485	3,055
Tijuana River Valley	75	61	63	63	-12
Torrey Highlands	8	4,701	7,296	7,360	7,352
Torrey Hills	2,063	5,792	5,912	6,092	4,029
Torrey Pines	6,805	6,987	7,240	7,503	698
University	49,701	58,425	61,536	65,607	15,906
Uptown	35,772	40,519	46,187	58,749	22,977
Via de la Valle	451	497	590	611	160
CITY Total Population	1,223,400	1,370,328	1,507,794	1,656,820	433,420
Total number of additional persons		146,928	137,466	149,026	
Average number of persons per year		14,693	13,747	14,903	

Development Impact Fee Schedule

The resulting impact fees for the Barrio Logan community planning area are as follows:

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Park & Rec	Library	Fire	Total per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1000 sq. ft. of Gross Building Area (GBA)
\$2,114	\$7,195	\$434	\$457	\$10,200	\$302	\$457